

PB# 74-9

George Polman

51-1-78

17-7
George Palmari
S/D

given to T.C. 3/27/74
11:25 a.m. - J.W.
approved by T.C. 3/27/74
received by T.C. 11:25 a.m. - J.W.


Oxford
STOCK No. 752¹/₅

MADE IN U. S. A.

GENERAL RECEIPT

Town of New Windsor, N. Y.

N^o 1838

Received of George Pollman March 28 1974
One Hundred Fifty and no/100 \$ 150.00
For Subdivision Approval Dollars

DISTRIBUTION:

FUND	CODE	AMOUNT

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14607

Deputy Town Clerk
TITLE
BY Just A. Nelson

New Windsor Planning Board

CHECK FORM

74-9
APPLICATION # 74-11

NAME OF APPLICANT

George Pallman

NAME OF SUBDIVISION

INITIAL APPLICATION

Feb. 6, 1974

PREPRELIMINARY

PRELIMINARY APPROVAL

COUNTY APPROVAL

Approval by

OTHER AGENCIES

BOND FILES

OFFERS OF DEDICATION

ENGINEERS REVIEW

HIGHWAY REVIEW

SEWER REVIEW

WATER REVIEW

STATE APPROVAL

PUBLIC HEARING

INSPECTION FEES

FINAL APPROVAL

3/29/74

PARKLAND FEES

FEE PAID

\$ 150.00 pd

JL:sh

2/74

ZONING BOARD OF APPEALS
Town of New Windsor, New York 12550

3-25-74-8

7 Franklin Avenue
New Windsor, N. Y.
March 23, 1974

Howard Collett, Building Inspector
Town of New Windsor
555 Union Avenue
New Windsor, N. Y. 12550

RE: PARKDALE ESTATES, INC.
GEORGE POLMAN, JR. - Application for Variance

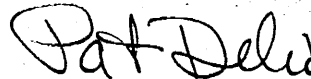
Dear Howard:

The above applications for variances were approved at the March 18th meeting of the Zoning Board of Appeals as follows:

PARKDALE ESTATES, INC. - With respect to Lot #5- a rearyard area variance be granted up to 15 feet and with respect to Lot #7, a sideyard area variance be granted up to 15 feet.

GEORGE POLMAN, JR.- That the ZBA grant a 5.3 ft. lot width variance to Mr. Polman.

Yours truly,



Patricia Delio, Secretary

/pd

cc: Joseph LoScalzo, Planning Board Chairman ✓
George Polman, Jr.
Parkdale Estates, Inc.

Date Feb 6 1974

Application No. 74-9
~~74-97~~

APPLICATION FOR SUBDIVISION APPROVAL

Town of New Windsor, 555 Union Avenue, Orange County, N.Y.

Tel: 563-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision _____
2. Location Beattie Road Rock Tavern
3. Acreage 3.64 4. Number of lots 1 5. Zone RA
6. Name & address of subdivider George Schman Jr Beattie Road Rock Tavern
7. Name & address of record owner of land George Schman Jr Beattie Road Rock Tavern
8. Present and intended uses Dwelling and to build new house on subdivided property

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant

George Schman Jr

Approved
2/27/74

APPLICATION FOR VARIANCE

Application No. 74-5

Date: March 5 74

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (We) George P. Pohan Jr.

of Beattie Rd.

(Street & Number)

Orange County

New York

(State)

HEREBY MAKE

APPLICATION FOR A VARIANCE:

A. Location of the Property

Beattie Road

(Street & Number)

RB

(Zone)

B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.)

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because:

the road frontage on Beattie road is 6' less than code

2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because:

the land is for a single dwelling which is equal to the neighborhood

3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because?

applicant placed existing building in accordance with zoning laws 4 years ago so property could be split

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: It is only

a 6' difference and I am giving 300' deep
instead of 150 which is required

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: there

are other houses near on 100' 99' road frontage

- D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

200' road frontage is to be split to offer
a 106' front and a 94.70 which will
give proper side yards in all cases

- E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.

- F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

- G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 I&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: March 5 74

George Johnson Jr.
Signature of Applicant

STATE OF NEW YORK) SS.:
COUNTY OF ORANGE)

Sworn to on this 5 day of March, 1974.

ANTHONY W. SATURNO

Notary Public in the State of New York

My Commission Expires March 30, 1975

(Notary Public)

Dealt's Rd Rock Tavern
Address

496-9222
Telephone Number

(DO NOT WRITE IN THIS SPACE)

Application No. _____

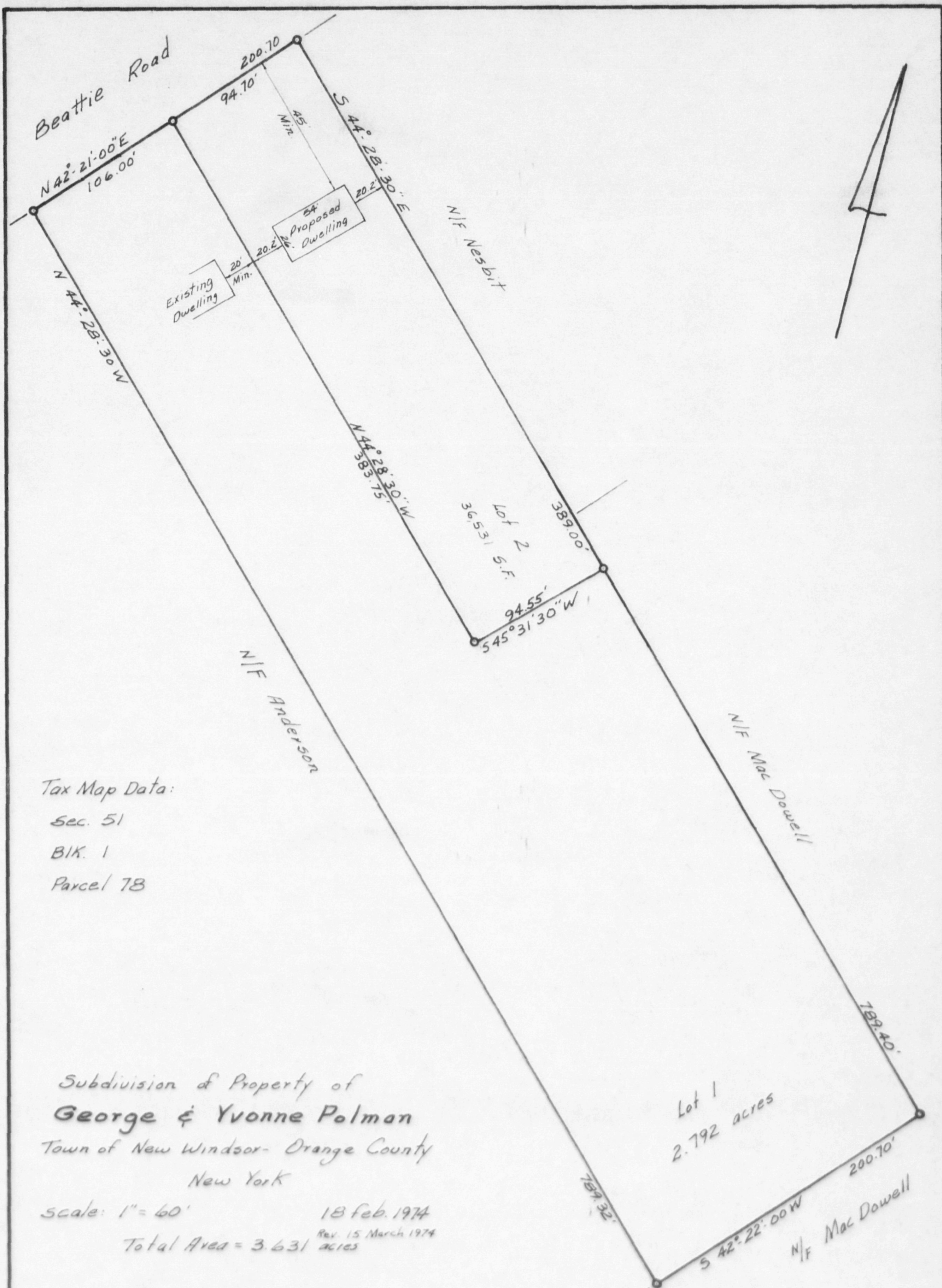
Date of Hearing 18th March

Date of Decision _____

Date Received March 11 1974

Notice Published _____

DECISION:



Tax Map Data:

Sec. 51

BLK. 1

Parcel 78

Subdivision of Property of
George & Yvonne Polman
 Town of New Windsor- Orange County
 New York

Scale: 1" = 60'

18 Feb. 1974

Total Area = 3.631 acres

Rev. 15 March 1974

To George & Yvonne Polman and
 The Town of New Windsor Planning
 Board certified to be correct
 and accurate as shown herein

21 Feb 1974

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 (2), OF THE NEW YORK STATE EDUCATION LAW.

Stephenson Associates
 Land Surveying, Land Planning
 Land Development
 Montgomery, New York
George N. Stephenson
 George N. Stephenson, L.S.
 44097 N.Y. 15545 N.J. 15321-Pa.